

**RESOLUTION NO. 20170928-101**

**WHEREAS**, Council discussion on CodeNext has recognized the importance of establishing a small-area planning process to support the land development code rewrite effort in a manner that more directly reflects and aligns with the Imagine Austin Comprehensive Plan; and

**WHEREAS**, the Imagine Austin Comprehensive Plan adopted a Growth Concept Map that serves as our community's vision statement and depicts how Austin should accommodate new residents, jobs, mixed-use developments, open space, and transportation infrastructure over the next thirty years; and

**WHEREAS**, the Growth Concept Map designates locations for activity centers, nodes of density, recognizes environmentally sensitive areas and transportation/activity corridors; and

**WHEREAS**, one of the goals of CodeNext is to align the Land Development Code with Austin's Imagine Austin Comprehensive Plan and its Growth Concept Map, so that all parts of Austin have the opportunity for more transportation options, walkable neighborhoods, housing choices, and jobs closer to home; and

**WHEREAS**, consistent with sound planning practices, Austin has used small-area planning in the past to help guide decisions regarding zoning and public investments within distinct areas of the City including areas near transit stations; and

**WHEREAS**, development of a small-area planning process will help to ensure that the new Land Development Code realizes the vision outlined by

Imagine Austin by capturing efficiencies and leveraging public investments in infrastructure, facilities, and housing; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

1. The City Manager is directed to:

- Identify geographic areas along corridors throughout the City where small-area plans would provide maximum public benefit with potential for them to be designated as “Small Area Planning Districts for future planning; and
- Identify proposed criteria for determining when small-area planning and related zoning changes should be required within Small Area Planning Districts, in order to align growth with Imagine Austin and leverage City investments in transportation, housing and other infrastructure; and

2. For purposes of the direction in Paragraph 1 of this resolution:

- “Corridors” may include, but are not limited to, any of the streets and arterials designated for construction or planning funding in the 2016 Mobility Bond, as well as any additional corridors that may be identified in the future by CapMetro’s Project Connect high-capacity transit system and the Austin Transportation Department’s updated Austin Strategic Mobility Plan (ASMP); and
- Criteria for requiring potential future small-area planning within Small Area Planning Districts should focus on locations with:

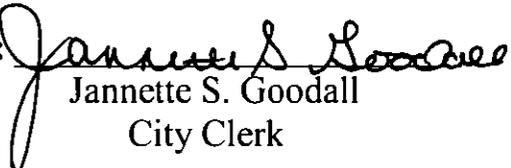
- Planned transportation investments, including corridors with transportation bonds and public transit investments;
- Affordable housing investments;
- Significant number or scale of private development;
- Market force indicators expressing need and opportunity to leverage an area's potential; or
- Significant public investment via facilities or other infrastructure; and
- Include consideration for inhibiting displacement, preserving cultural and historic assets, promoting family-friendly housing and support neighborhood schools, particularly schools with under enrollment or in areas of rapid displacement.

**BE IT FURTHER RESOLVED:**

The City Manager is directed to bring identified geographic areas, proposed criteria, proposed changes to the land development code and a proposed plan for implementation and resources needed to implement a proposed Small Area Planning process for City Council consideration as soon as possible.

**ADOPTED:** September 28, 2017

**ATTEST:**

  
Jannette S. Goodall  
City Clerk